

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
DECEMBER 6, 2012**

**SUMMARY**

A request by Crockett Engineering, on behalf of Southside Trail Estates, for annexation, permanent City R-1 and PUD 5.5 zoning, a PUD plan, and preliminary plat. The 35.8-acre site is located on South Route K, approximately 2,000 feet south of the intersection of Providence, Route K, and Old Plank Road. **(Case # 12-185)**

**DISCUSSION**

**Permanent zoning**

The subject site consists of 35.8 acres, and is unimproved. The annexation request is being made in order to connect to the City sewer system. The site is currently zoned County R-S and A-1. The site is surrounded by single-family zoning and land uses (County A-2 to the east, County R-S to the north and west, City R-1 to the west, and County R-S and A-1 to the south. Rock Bridge State Park is located to the south of the site for approximately three-quarters of the southern property line's length. The annexation request will be considered for approval by the City Council on December 17.

The PUD-5.5 designation would allow villa-style structures, which are single-family attached dwellings that must meet specific design criteria specified in Section 29-10 of the Zoning Ordinance. All R-2 uses are proposed for the PUD area. The buildings will each be located on a separate, platted lot. The villa lots feature 20-foot front yard setbacks, six-foot side setbacks (zero between paired villa units), and 25-foot rear setbacks. A total of 22 units on 11 lots are proposed.

The proposed PUD zoning would comply with a City Council policy resolution from 1999 stating a "strong preference for planned development" within the Little Bonne Femme watershed above (north of) Rock Bridge Memorial State Park. The R-1 zoning does not follow this preference; however, staff does not find that it contravenes any regulations, and nothing precludes development in an R-1 district from implementing several of the watershed plan's aims.

**PUD plan**

The PUD plan contains 11 lots, which are proposed for villa-style structures as outlined in Section 29-10 of the Zoning Ordinance. The zoning sought (per the concurrent annexation/permanent zoning request) is PUD-5.5 for these lots, located on the Route K frontage. A PUD plan constitutes a preliminary plat for a planned district; for this project the PUD plan and preliminary plat for the entire subdivision are shown on the same layout.

A variance is sought for lots 1 and 11, to reduce the setbacks on the south line of lot 1 and the northeast line of 11 from 10 feet (standard for a PUD perimeter side yard) to 6 feet. The applicant owns the adjacent lot to the south of lot 1 and believes the setback on the adjoining lot 12 provides lot 11 with sufficient distance from its neighboring parcel. Section 29-10(d)(7) allows an applicant to propose modification to the setback requirement and for the Commission to make a recommendation to the Council on that request.

**Preliminary Plat**

The preliminary plat proposes 76 residential lots (11 of which are in the PUD plan area) and three common lots to accommodate water quality features, namely the detention pond and buffer for the stream running north and south through the eastern one-third of the property. R-1 (one-family dwelling) zoning is being sought. The site is surrounded by single-family/agricultural zoning and land uses. The plat has been reviewed by City departments and external agencies and found to be compliant with the Subdivision Regulations, with the exception of the setback variance in the PUD portion. Neither MoDOT nor City traffic engineers have recommended changes to Route K; the entrances to the development have been studied for their location and suitability and found sufficient.

### **Bonne Femme Watershed Plan**

A factor in decision making for this proposal is the 2007 Bonne Femme Watershed Plan. This plan has several aims, and is among the advisory documents, such as the Comprehensive Plan, that the Commission may use in cases such as this one. One of the watershed plan's goals was to "ensure that changes in land use do not increase downstream flooding or channel instability, or decrease water quality." This is due, in part, to the fact that the City did not have a stormwater ordinance at that time. One of the main objectives of Chapter 12A, the City's since-enacted stormwater ordinance, is to prevent water quantity or quality issues downstream from a given site.

The Bonne Femme Plan also promotes several tactics and strategies to protect, enhance, and otherwise ensure the long-term viability of the watershed. Staff does not find that this project contravenes any of the standards set forth in the Bonne Femme Plan. The proposed development must comply with current stormwater regulations. While the site is not specifically designed to implement low impact development (LID), it does set aside areas for the water quality detention feature as well as a stream buffer area, fulfilling a recommendation of Chapter Six of the Bonne Femme plan.

### **STAFF RECOMMENDATION**

Staff recommends approval of the requested permanent R-1 and PUD-5.5 zoning.  
Staff recommends approval of the requested PUD plan/preliminary plat.  
Staff recommends approval of the requested variance to Section 29-10(d)(7).

### **PUD PARAMETERS—APPLY ONLY TO PUD-ZONED AREA**

<b>a. Proposed uses</b>	All R-2 uses
<b>b. Types of dwelling units, &amp; accessory buildings</b>	Single family attached dwelling
<b>c. Maximum number of dwelling units</b>	22 (11 villa-style structures)
<b>d. Maximum building height</b>	35 feet
<b>e. Parking</b>	Total parking spaces: 2-4 per unit; half in garages Parking ratio (spaces/dwelling unit): 2-4/unit
<b>f. Minimum maintained open space</b>	% of total site in open space: 40% minimum
<b>g. Amenities</b>	None
<b>h. General project description</b>	Minimum lot size: 0.29 acres Minimum setbacks from lot lines: 20' front; 6' sides; 25' rear; Zero setback between paired villa units

### **SITE CHARACTERISTICS**

<b>Area (acres)</b>	35.8
<b>Topography</b>	Varied with draws, generally sloping to the south
<b>Vegetation</b>	Wooded on south, east portions of site, grassy elsewhere
<b>Watershed</b>	Little Bonne Femme
<b>Existing structures</b>	None
<b>Existing zoning</b>	County A-2, R-S

### **BACKGROUND**

<b>Annexation date/ward</b>	N/A
<b>Initial zoning</b>	County A-1
<b>Previous rezoning(s)</b>	None
<b>Metro 2020 Plan</b>	Neighborhood

## **SURROUNDING LAND USES**

<b>Orientation from site</b>	<b>Zoning District</b>	<b>Land use</b>
North	County R-S	Residential dwellings
South	County R-S, A-1	Residential dwelling, open space
East	County A-2	Residential dwellings, open space
West	City R-1, County R-S	Residential dwellings

## **UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	Annexation is to obtain City of Columbia service
<b>Water</b>	Consolidated Water District #1
<b>Electric</b>	Boone Electric
<b>Fire Protection</b>	BCFPD; City upon annexation

## **ACCESS**

<b>Route K</b>	West of site
<b>Major Roadway Plan classification</b>	Minor arterial
<b>Capital Improvement Program projects</b>	None
<b>Right-of-way needed</b>	50' half width; provided on plat

## **PARKS & RECREATION**

<b>Neighborhood Parks Plan</b>	None; in secondary parks acquisition area
<b>Trails Plan</b>	None
<b>Trail easement(s)</b>	None

## **PUBLIC NOTIFICATION**

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified by postcard of a public information meeting, which was held on November 13, 2012.

<b>Public information meeting recap</b>	Number of attendees: 6 Comments/concerns: General inquiries on project
<b>Neighborhood Association(s) notified</b>	N/A
<b>Correspondence received</b>	Various inquiries on matters surrounding the project

Report prepared by ML

Approved by PRZ



**City of Columbia**  
**Planning Department**  
 701 E. Broadway, Columbia, MO  
 (573) 874-7239 planning@gocolumbiamo.com

## Statement of Intent Worksheet

For office use:

Case #: <i>12-185</i>	Submission Date: <i>10-29-12</i>	Planner Assigned:
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Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:

1. The uses proposed.

*All permitted uses in DISTRICT R-2.*

2. The maximum gross square feet of building floor area proposed. If PUD zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.

*All building types shall be single family or two-family dwellings. Maximum number of units shall be 22 with a maximum density of 5.5 units per acre.*

3. The maximum building height proposed.

*35 feet.*

4. The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.

*landscaping: 40%*

*existing vegetation: 0%*

The following items only apply to PUD zoning requests:

5. The total number of parking spaces proposed and the parking ratio per dwelling unit.

*The total parking spaces shall be between 2 to 4 spaces per unit. Half of all spaces shall be enclosed in garages.*

6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.

*None.*

7. A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings.

*The development will include 11 two-family dwellings that are to be developed as "villa" style units. Each building shall be placed on its own platted lot. Each lot shall have 6-foot sideyard setbacks, a 25 foot rear yard setback, and a 20-foot front yard setback.*

Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.

*Robert Hill*

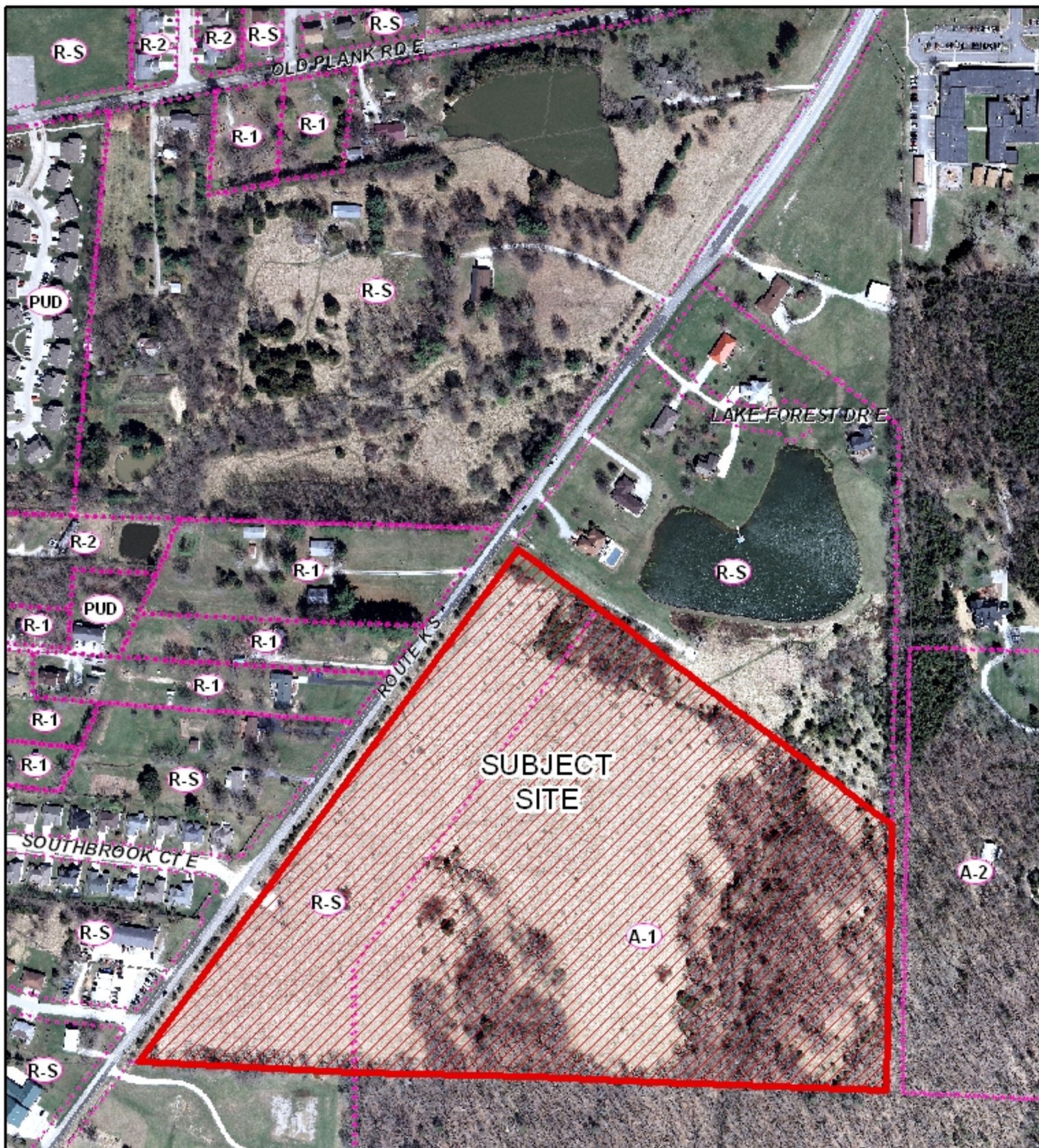
Signature of Applicant or Agent

*10/29/12*

Date

*a 20-foot front yard setback.*





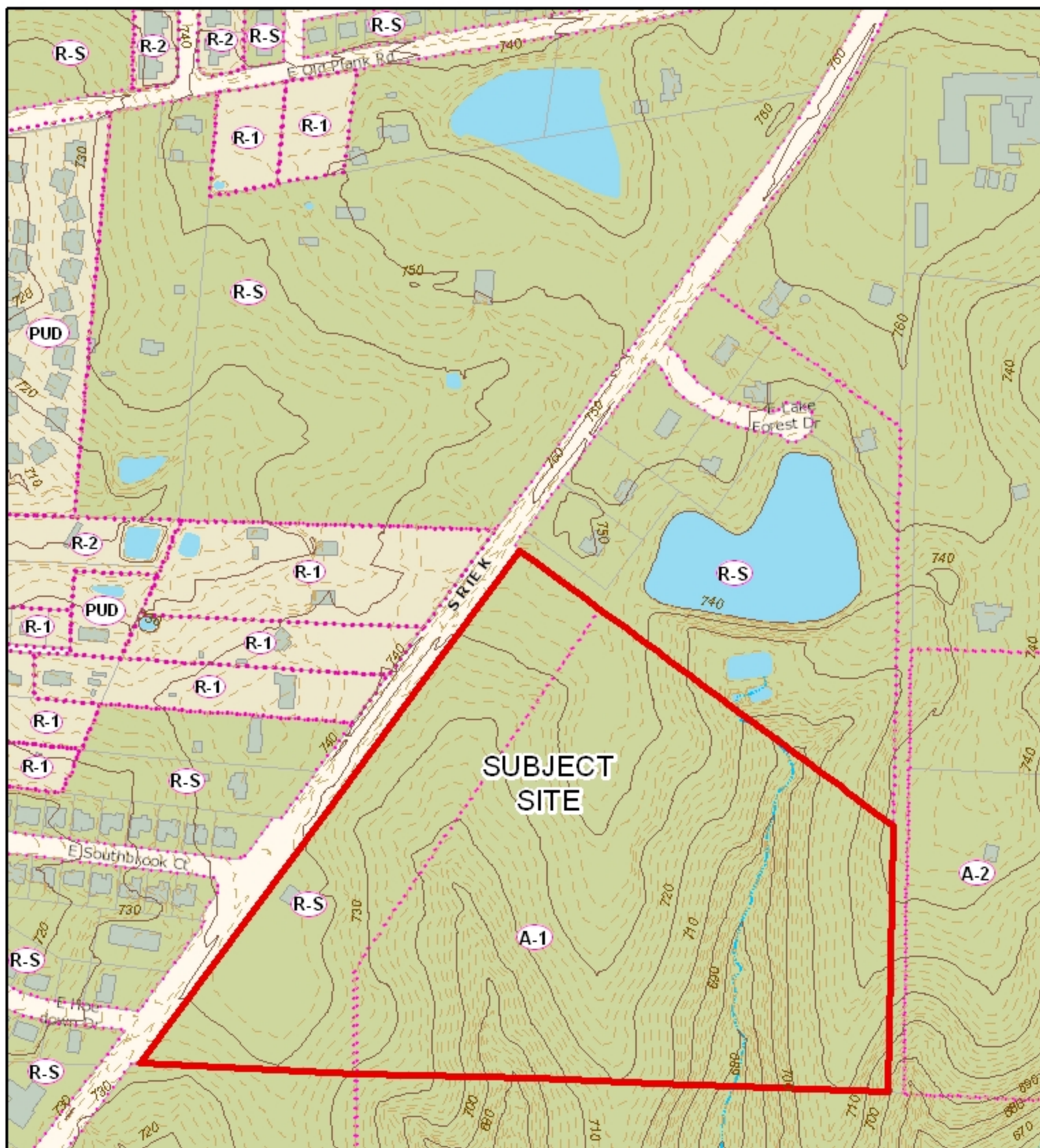
## Case 12-185: Annexation Southside Trail Estates

0 125 250 500  
Feet

1 inch = 325 feet







## Case 12-185: Annexation Southside Trail Estates

0 125 250 500  
Feet

1 inch = 325 feet





2608 North Stadium Boulevard  
Columbia, Missouri 65202  
(573) 447-0292

October 29, 2012

Mr. Pat Zenner  
Planning and Site Development  
PO Box 6015  
Columbia, MO 65202

Dear Mr. Zenner:

On behalf of Southside Trail Estates, LLC, I would like to take this opportunity to request the annexation, zoning and approval of a Preliminary Plat/PUD Plan. The subject property is a 35 +/- acre tract of land located on the east side of Missouri Route K, south of the Highway 163 intersection.

The proposed development is a mixed use development with both R-1 and a small portion of PUD 5.5 Zonings. The R-1 portion will consist of 65 standard lots with no requested variance. The PUD portion of the development will contain 11 two-family lots that will be constructed utilizing a "villa" type design. There will be one variance request for the PUD portion that will be discussed later.

I have included with this letter the following information.

**Preliminary/Plat**

- 12 copies of the plat
- Preliminary Plat checklist
- Development review application
- Processing fee

**Rezoning**

- Location map
- Signed legal description of zoning parcels
- Statement of intent worksheet (for PUD portion)
- Processing and advertising fee

#### Annexation

- Location map
- Signed legal description of annexation parcels
- Annexation petition
- Processing fee

In conjunction with the PUD plan, we would like to request one variance. Said variance is to Section 29-10(d)(7) and pertains to perimeter setbacks. The developer respectfully requests a variance to said section for only the south line of proposed Lot 1 and the northeasterly line of proposed Lot 11. Given the configuration of the overall development and the fact that the developer also owns the abutting tract south of Lot 1, we feel that this request is justified.

Please review the submitted information and should you have questions, please feel free to contact me.

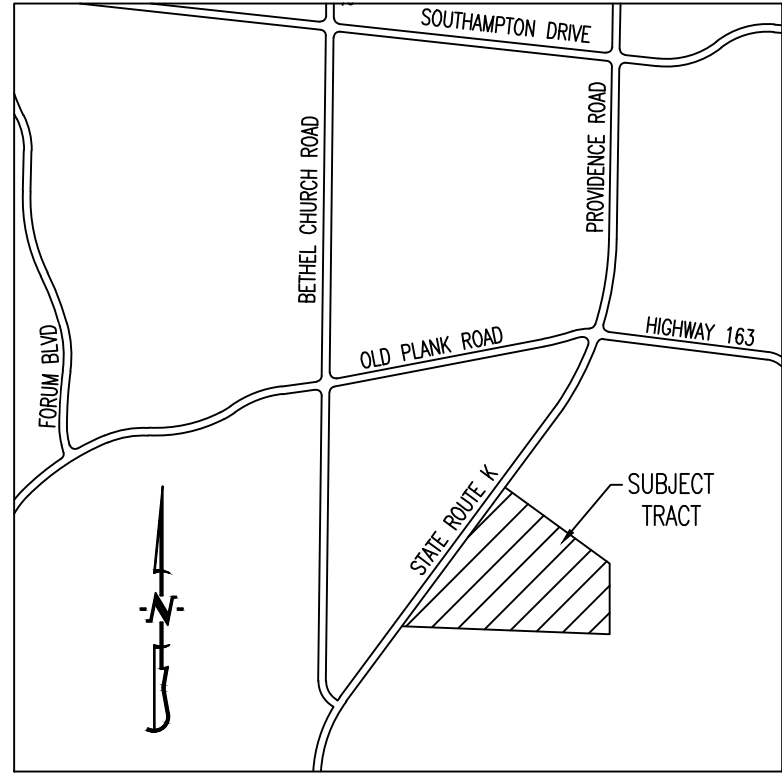
Sincerely,

Crockett Engineering Consultants, LLC

A handwritten signature in black ink, appearing to read "Tim Crockett", written over the printed name.

Tim Crockett, PE





LOCATION MAP  
NOT TO SCALE

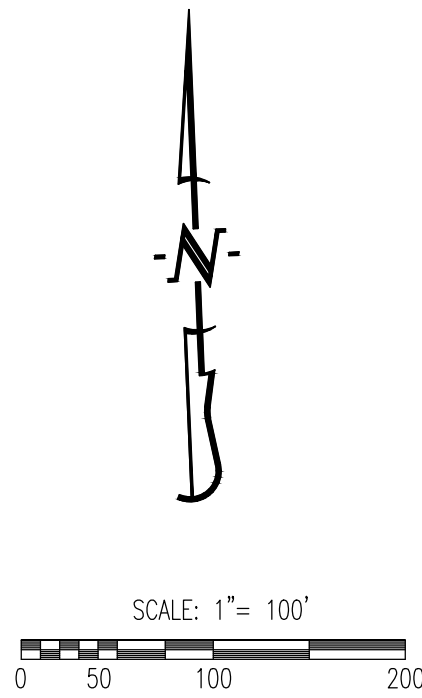
PRELIMINARY PLAT & PUD PLAN

PARKSIDE ESTATES

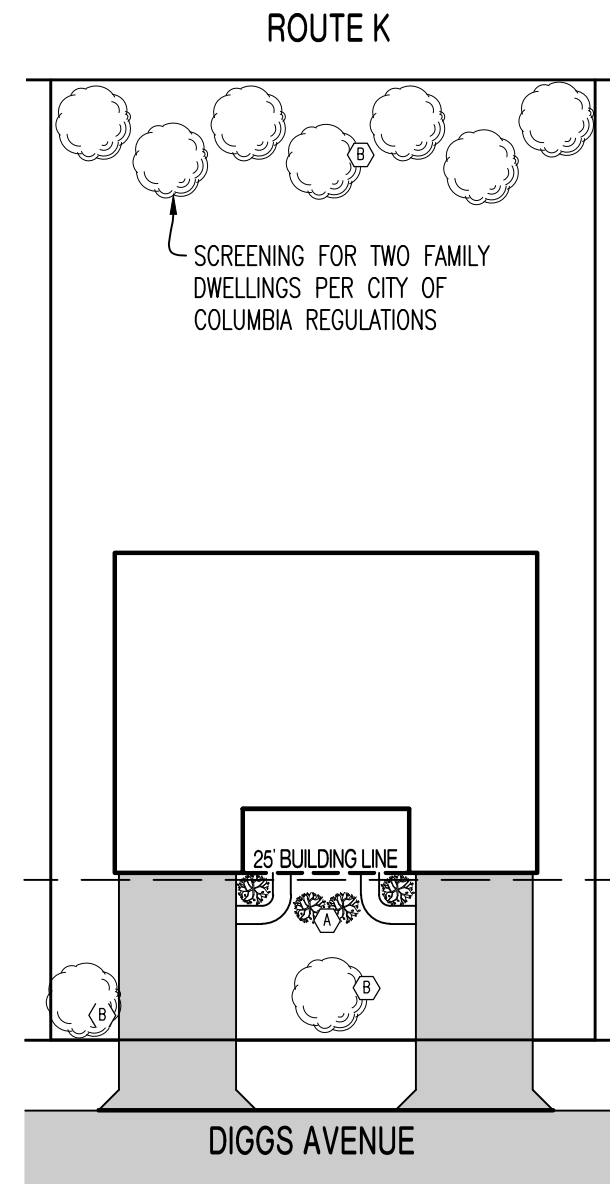
A MAJOR SUBDIVISION LOCATED IN SECTION 1,  
TOWNSHIP 47 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
OCTOBER, 2012

LEGEND:

- EXISTING 2FT CONTOUR
- EXISTING 10FT CONTOUR
- PROPOSED 2FT CONTOUR
- PROPOSED 10FT CONTOUR
- EXISTING STRUCTURE
- EXISTING TREELINE
- PROPOSED TREELINE
- EDGE OF WATERWAY
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER
- BUILDING LINE
- LOT NUMBER
- STREAM BUFFER (OUTER LIMITS)



OWNER:  
SOUTHSIDE TRAIL ESTATES  
5796 S. ROUTE K  
COLUMBIA, MO 65203



- PROPOSED SHRUBS
- PROPOSED TREE

TYPICAL PUD LANDSCAPING  
FOR LOTS 1-11

NOTES:

WATER DISTRIBUTION TO BE DESIGNED BY THE CITY WATER AND LIGHT DEPARTMENT.

ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.

NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANELS 29019C 0290D DATED MARCH 17, 2011.

THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.

THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.

NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.

LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.

THE EXISTING ZONING OF THIS TRACT IS COUNTY A-1 AND R-S (PENDING REZONING TO CITY R-1 AND PUD 5.5).

THIS PLAT CONTAINS 35.84 ACRES.

A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG ALL STREETS.

ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.

A REGULATED STREAM BUFFER AS IDENTIFIED BY ARTICLE X, CHAPTER 12A OF THE CITY CODE OF ORDINANCES, IS LOCATED ON THIS TRACT AND IS AS SHOWN ON THE ADJACENT DRAWING.

NO DIRECT ACCESS SHALL BE ALLOWED FROM LOTS 1-11 AND 25-26 ONTO STATE ROUTE K.

LOTS C1, C2 AND C3 IS NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN NEIGHBORHOOD AMENITIES SUCH AS SWIMMING POOL, RESTROOM FACILITIES, RECREATIONAL FACILITIES, SHELTERS, STORM WATER FEATURES, ECT.

ALL LOTS SHALL HAVE A MINIMUM WIDTH OF 60' AT THE BUILDING LINE.

A MINIMUM OF 25% OF THE TREES CLASSIFIED AS CLIMAX FOREST AND LOCATED ON THIS TRACT SHALL BE PRESERVED. A TREE PRESERVATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY ARBORIST PRIOR TO LAND DISTURBANCE.

DWELLINGS LOCATED IN THE PUD PORTION OF THIS DEVELOPMENT SHALL BE SINGLE FAMILY OR TWO FAMILY UNITS. ALL TWO FAMILY DWELLINGS SHALL MEET THE STANDARDS FOR VILLA STYLE UNITS AS DEFINED BY THE CITY OF COLUMBIA.

THE MAXIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE POST-DEVELOPMENT STORM WATER RELEASE RATES TO THE PREDEVELOPMENT RATES FOR THE 1, 2, 10 AND 100 YEAR STORMS.

LEGAL DESCRIPTION:

THREE (3) TRACTS OF LAND LOCATED IN SECTION 1, TOWNSHIP 47 NORTH, RANGE 13 WEST AND BEING ALL OF TRACTS 1, 2 AND 3 OF THE SURVEY RECORDED IN BOOK 3080, PAGE 187, ALSO BEING ALL OF A TRACT OF LAND SHOWN BY THE SURVEY RECORDED IN BOOK 2920, PAGE 90, COLUMBIA, BOONE COUNTY, MISSOURI AND CONTAINING, 35.84 ACRES.

PREPARED BY:

**CROCKETT**  
ENGINEERING CONSULTANTS  
2608 North Stadium Boulevard  
Columbia, Missouri 65202  
(313) 447-0292

www.crockettengineering.com  
Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority  
#2000151004

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING  
COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012.

DOUG WHEELER, CHAIRPERSON

TIMOTHY D. CROCKETT - PE-2004000775

November 29, 2012

City of Columbia Planning and Zoning Commission  
701 East Broadway  
Columbia, MO 65201

Dear Commissioners:

I am writing with regard to Case #12-185, a request for annexation and zoning of property on South Route K for the purpose of constructing a residential subdivision. I am the co-owner of a single-family residential property within 185 feet of the proposed subdivision.

I have concerns about whether it would be appropriate to approve the subdivision as currently proposed. My concerns are as follows:

#### Potential Conflict with City Council Resolution 160-06A

Approval of the proposed subdivision potentially would conflict with the spirit and intent of City Council Resolution 160-06A (Endorsing the U.S. Mayors Climate Protection Agreement). Adopted on July 17, 2006, Resolution 160-06A calls for the city to "adopt and enforce land-use policies that reduce sprawl, preserve open space, and create compact, walkable urban communities."

The commission should carefully review the proposed subdivision in light of this resolution. Important factors to consider are the size of the proposed subdivision, its tremendous number of individual lots, and, most critically, the site's location beyond existing residential development of similar density and in an area not served by public transit.

#### Failure to Comply with the PUD Ordinance

Under Section 29-10 of the city zoning ordinance, a major objective of planned unit developments is to "provide for more usable and suitably-located common open space and amenities than would otherwise be provided under conventional land development standards." Moreover, the ordinance states that for all PUD developments "[o]pen space or common land *shall* be an essential and major element of the plan." (Emphasis added)

The PUD portion of this proposed development is unusually small, comprising only 11 lots, and includes no amenities, open space, or common land. As such, the proposed PUD does not conform to the requirements of Section 29-10 and should not be approved.

Thank you for consideration of these concerns.

Sincerely,

  
Wayne Savage

301 West Route K  
Columbia, Missouri 65203  
Telephone 573 442-7369  
November 28, 2012

TO: Whom it may concern

Rob Hill has asked me to write in support of his planned development of a tract of land on South Route K and I have agreed to do so.

Admittedly, I would be happy to see the area remain the farmland that I grew up with but that has not happened and will not happen. The property will be developed at some point and as a nearby resident I want to see development done in a responsible manner. I have seen the proposed plans and feel this would be a quality neighborhood. The Hills are planning to live next to it for many years and will be especially interested in how the project is carried out.

Sincerely,

  
Phyllis Ward



I am in favor of the Hills subdivision project. I think it would make a great addition to the neighborhood. It is a lot better than student housing. I think it will increase the value of our land and houses.

Teresa Brubaker

5390 S.RT.K Columbia Mo